

# *Lewis County Planning Commission* *Public Hearing*

Lewis County Courthouse  
Commissioners' Hearing Room - 2nd Floor  
351 NW North St - Chehalis, WA

## **April 26, 2016 - Meeting Notes**

**Planning Commissioners Present:** Bob Whannell, District 3; Sue Rosbach, District 2; Mike Mahoney, District 1; Stephen Hueffed, District 2; Leslie Myers, District 1

**Planning Commissioners Excused:** Jeff Millman, District 2; Russ Prior, District 3

**Staff Present:** Lee Napier, Community Development Director; Eric Eisenberg, Civil Deputy Prosecuting Attorney; Fred Evander, Senior Long Range Planner; Pat Anderson

**Others Present:** Please see sign in sheet

### **Handouts/Materials Used:**

- Agenda
- Meeting Notes from April 12, 2016
- Staff Report: Proposed Changes to Lewis County Code Titles 16 and 17
- Draft Administrative Code Part 1
- Draft Administrative Code Part 2

### **1. Call to Order**

Chairman Mahoney called the meeting to order at 6:00 p.m. and the Commissioners introduced themselves.

### **2. Approval of Agenda**

There were no changes to the Agenda.

### **3. Approval of Meeting Notes**

Chair Mahoney entertained a motion to approve the meeting notes from April 12, 2016. Commissioner Rosbach made the motion to approve the meeting notes as presented; second by Commissioner Whannell. The motion carried.

Chairman Mahoney stated before the start of the meeting he wanted to take a moment to recognize a long-time Planning Commission member, Lyle Hojem, who passed away on April 22. There will be a memorial service on May 7 at Bethel Assembly of God Church and a reception at 3 p.m. at the Newaukum Grange. Mr. Hojem was helpful in developing Fire Districts and was an early member of the Planning Commission, attending several meetings after serving on the Commission and always contributing.

### **4. Old Business**

#### **A. Public Hearing on Lewis County Code Titles 16 and 17**

Mr. Evander stated the public hearing was for proposed changes to the Administrative Code. These changes would establish a new section 17.05 within the Lewis County Code and it would remove similar provisions elsewhere in the code. The purpose is to streamline and clarify the development permitting process. It also reorganizes and eliminates the redundancies between certain sections, particularly the Airport section, 17.80; the Special Use section; the Administrative Use section; and all of the Variance provisions.

Mr. Evander noted that the proposed code changes do have some policy implications. One is the removal of the ability of certain neighbors to request a public hearing on certain administrative uses, and it would reduce notice times for certain permits. For Special Uses there is now a 30-day notice period. State law requires 15 days so the proposal is for Lewis County Code to require 15 days. The changes would re-work how to provide notice of proximity to agricultural uses, mineral uses, and forestry uses. It would also clarify how Master Plans actually get approved. Currently it is a complicated section and it has been divided into two distinct steps that staff believes is implied in the code but is not explicit as to how it works.

Mr. Evander asked for questions. There were none.

Chairman Mahoney opened the public hearing at 6:06 and asked for public testimony. Mr. Eisenberg stated he asked that all of Mr. Evander's comments be included as part of the public hearing.

Chairman Mahoney asked if the draft code would be included in the Letter of Transmittal that goes to the Board of County Commissioners (BOCC). Ms. Napier stated once the Planning Commission concludes its deliberations, it transmits to the BOCC a recommendation that a hearing date is set. Once that hearing date has been set they receive, as part of the record, the staff report, the Letter of Transmittal, and the code changes are put into an ordinance. The ordinance will show which pieces of code that is not being struck, and new text, which will show as underlined.

The Chair asked for questions from the Planning Commissioners or the public. There were none and he closed the public hearing at 6:08 p.m.

Chairman Mahoney read the Letter of Transmittal and entertained a motion to forward the draft code to the BOCC. Commissioner Rosbach made a motion for Chairman Mahoney to sign the Letter of Transmittal and forward it and all corresponding documents to the BOCC. Commissioner Myers seconded. The motion carried unanimously.

#### **B. Shoreline Master Program**

Mr. Evander stated the public hearing on the Shoreline Master Program (SMP) is scheduled for the meeting on May 10. He asked if there were questions from the Planning Commissioners on the draft document.

Chairman Mahoney stated the Commissioners received a clean document (no strike-through) and that was the document that would go to public hearing. He asked for questions or comments.

Mr. Evander stated all of Glenn Carter's comments had been added. Mr. Evander looked into mining in the Channel Migration Zone (CMZ) and stated it is in state law. There had also been discussion about

another image to include and Mr. Evander only received the image yesterday and it will be included in the draft that goes to the BOCC.

Chairman Mahoney asked the Planning Commissioners to review the draft document again before the public hearing. He thanked Mr. Evander for getting information to the Planning Commissioners in a timely manner so they have time to review it.

**C. 2017 Comprehensive Plan Update**

Mr. Evander stated tonight's agenda was prepared several weeks ago and at that time it was thought there may be some discussion on the update. Other projects have required Mr. Evander's time so there is nothing new to discuss on the Comp Plan update at this time.

**5. New Business**

Mr. Evander stated the Planning Department will host a Short Course on Local Planning on Wednesday, June 8 from 6pm to 9pm at the Public Services building at 2025 NE Kresky Avenue, Chehalis. The Planning Commissioners are encouraged to attend and the public is also welcome.

**6. Calendar**

The next meeting will be on May 10, a public hearing on the Shoreline Master Program update.

**7. Good of the Order**

No one wished to speak.

**8. Adjourn**

A motion was made by Commissioner Myers to adjourn; second was by Commissioner Rosbach. The meeting adjourned at 6:20 p.m.